



DEPARTMENT OF PLANNING AND BUILDING

TO: Board of Supervisors

FROM: Stephanie Fuhs, Current Planning Division

DATE: September 24, 2013

SUBJECT: Submittal of two resolutions approving and accepting two Open-Space Agreements Granting Open Space Easements to the County of San Luis Obispo for Tract 2341, Unit 6B, by Monarch Dunes, LLC, a Delaware Limited Liability Company. District 4.

Recommendation

Adopt and instruct the Chairperson to sign the resolution approving and accepting an Open-Space Agreement Granting an Open Space Easement to the County of San Luis Obispo for Tract 2341, Unit 6B, by Monarch Dunes, LLC, a Delaware Limited Liability Company.

Discussion

Attached are two open space agreements that were required as conditions of approval for Tract 2341, Unit 6B (The Woodlands). The open space agreement was required in order to provide open areas of the site to retain some eucalyptus groves as part of the cluster land division in accordance with Land Use Ordinance standards for cluster divisions.

The project is Unit 6-B, of the overall Woodlands project, which contains 1,300 residences, a community center and golf course. This unit contains two open space parcels, Lots 1246 and 1271. The project is within the Recreation land use category and is located between Camino Caballo and Mesa Road with Viva Way being the easterly boundary, approximately 2 miles west of the community of Nipomo. The site is in the South County planning area.

The area contained within the open space easements are 2.78 (Lot 1246) and 7.51 acres (Lot 1271), respectively. The total project site (for Unit 6B) is 25.88 acres.

The attached open space agreement and agreement for mitigations are found to be consistent with the County's general plan.

Other Agency Involvement

County Counsel prepared the agreements and approved the resolutions and documents as to form and legal effect. Public Works reviewed and approved the legal descriptions contained in the open space agreement.

Financial Considerations

None.

Results

Approving and accepting the open space agreements will provide areas of open space within the residential development portions as well as around the perimeter of the project site in conformance with the conditions of approval for the subdivision.

Attachments

Attachment A- Resolution
Attachment B – Vicinity Map
Attachment C - Site Plan